



# Regional Brownfields Assessment Pilot *State of Indiana*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

**EPA's** Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

## BACKGROUND

EPA Region 5 selected the Indiana Department of Environmental Management (IDEM) for a Regional Brownfields Pilot to support environmental assessments at approximately twelve brownfields in Indianapolis and the northwest Indiana communities of Gary, Hammond, and East Chicago. In addition, EPA has granted IDEM the use of a mobile lab to facilitate testing at the sites.

## OBJECTIVES

IDEM's objective is to facilitate the reintroduction of approximately ten brownfields into the real estate market. Currently, the potential environmental liability at these sites is unquantified and prospective purchasers are unwilling to take the risk of accruing undetermined future cleanup costs. The cost of conducting a private environmental assessment is prohibitively high, so these sites remain unused.

IDEM anticipates that, once these sites have been assessed, the increased amount of information regarding the sites will enable prospective purchasers to quantify their potential liability accurately and encourage them to consider purchasing these sites for commercial use.

## PILOT SNAPSHOT



*State of Indiana*

**Date of Award:**  
September 1995

**Amount:** \$150,000

**Site Profile:** The Pilot targets approximately twelve brownfields in Indianapolis and the northwest Indiana communities of Gary, Hammond, and East Chicago.

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<http://www.epa.gov/brownfields>

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Created a Brownfields Environmental Assessment Application to assist communities in the selection of their brownfields sites;
- Completed inventory of brownfields sites with redevelopment potential in the four cities and selected several priority sites for assessment;
- Commenced assessment on 12 sites using a mobile lab from EPA, and finished final reports on six of them. Most of the sites are about ten acres in size and were previously used for heavy industry;
- Designed and conducted (in conjunction with the Indiana Department of Commerce) brownfields workshops for a range of stakeholder groups;
- Developed educational brownfields material, including a newsletter; and
- Conducted several other outreach activities including several presentations to stakeholder groups and municipalities.

## LEVERAGING OTHER ACTIVITIES

Experience with the State of Indiana Pilot has been a catalyst for related activities including the following.

- Three of the sites that were assessed under the Pilot are pending cleanup and redevelopment.
- IDEM anticipates that because the redevelopment of these sites is of substantial economic importance, City and State officials will be involved in facilitating any prospective purchases or redevelopment and will convey the assessment information to the prospective purchasers. To date, several of the sites have gone forward with redevelopment work.
- IDEM offered to conduct “no cost” brownfields environmental assessments to municipalities throughout the State.

- IDEM, in conjunction with other Indiana brownfields pilot programs, developed a tool kit designed for developers. The tool kit provides information on the brownfields program, how to participate, and the legal and technical issues associated with redeveloping properties.
- IDEM is using experiences from the Pilot to inform its proposals for State brownfields legislation.